

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 21, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of November 7, 2008**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

Regular Agenda Items

- 1. [**Proposed Zoning Ordinance Clean-Up; POD 08-011; Countywide \(Stiehl\)**](#)

Proposed amendments to the County of San Diego Zoning Ordinance. The proposed amendments contain minor revisions to various sections, criteria to allow Certified Farmer's Markets within appropriate locations ensuring compatibility with surrounding uses and properties, and a new Private Burial Plot accessory use to allow for burials on parcels of more than 10 acres in size.

- 2. [**T.E.R.I., Inc. Educational and Research Center; Major Use Permit P02-019, North County Metropolitan Subregional Plan Area \(Ramaiya\)**](#)

The proposed project is a private educational and research facility for individuals with developmental and learning challenges. The project is classified as a "Major

Impact Services and Utilities” Use Type, which is permitted with the approval of a Major Use Permit within the A70 (Limited Agricultural) zone. Implementation of the proposed project would include the construction of 11 new buildings that would house classrooms, administration, vocational training, maintenance/storage, recreation, childcare, and horse keeping. The total new building area would be 90,675 square feet and the existing historic Merriam House (approximately 2,025 square feet) would be incorporated into the project, resulting in a total project build-out of 92,700 square feet. A total of 305 children and adult students, and 204 staff persons, would use the facilities Monday through Friday. Saturday activities would include recreational programs. The project includes 287 parking spaces, of which 9 spaces are appropriated for ADA compliance. The General Plan Designation is (19) Intensive Agriculture and the zoning is A70 Limited Agricultural Use Regulations. The proposed project is located at 555 Deer Springs Road in the North County Metropolitan Subregional Plan Area.

3. [Valley View Casino Offsite Parking; Zone Reclassification R04-017 and Site Plan S06-004; Valley Center Community Plan Area \(Taylor\)](#)

The project is a request for a Rezone to change the existing A70 - Limited Agriculture Use Regulation to the S86 - Parking Use Regulation. The purpose of the Rezone is to allow a parking lot of approximately 500 spaces on the subject 9.08-acre site. The lot is to be used by employees of the Valley View Casino. The parking lot would be off-site of the Casino and not on tribal lands. The proposed parking lot is located on the southwest corner of the intersection of Valley Center Road and North Lake Wohlford Road in the Valley Center Community Plan Area. The Rezone would also assign the site with a ‘D’ Special Area Designator. This designator would require approval of a subsequent Site Plan for the specific design of any project allowed under the S-86 Zone. A Site Plan Permit (STP 06-004) is also proposed as part of the project. However, the Site Plan is not part of this approval. The decision on the Site Plan will be issued by the Director of Planning and Land Use pending the approval of the Rezone.

4. [North Peak Communication Equipment Tower; Major Use Permit P06-100; Central Mountain Subregional Plan Area \(Johnston\)](#)

This is a request for a Major Use Permit, under the Major Impact Services and Utilities use type to authorize the continued use of an unmanned Communication Equipment Installation and Exchange facility. The Communication Equipment Tower previously operated under P95-016, and expired in December, 2005. The facility includes a 62-foot tall lattice tower with 6 microwave dishes attached. Supporting equipment includes an equipment shelter, a generator, a propane tank, a replacement water tank for irrigation of the landscaping, and an 8-foot tall chain link fence surrounding the facility. The project is subject to the General

Plan Regional Category of Environmentally Constrained Area (ECA), Land Use Designation (23) National Forest and State Parks, and is zoned S92 - General Rural. The project is located at 30059 North Peak Road (APN# 294-160-22) within the Central Mountain Subregional Planning Area that is located in unincorporated San Diego County.

5. **Word of Life Worship Center; Major Use Permit Time Extension P94-017TE; Spring Valley Community Plan Area (Gonzales)**

The project is a time extension for an approved Major Use Permit (P94-017) for an existing church (38,250 square feet) serving 1,000 members. The time extension would allow the church to continue operation without any changes or modifications to the existing facilities or permitted uses. The project is subject to the Current Urban Development Area (CUDA) Regional Category, the Limited Impact Industrial (15) Use Designation and is zoned Limited Industrial (M52). The project is located at 2701 and 2705 Via Orange Way in the Spring Valley Community Plan Area.

6. **Mesa Grande Wireless; Major Use Permit P06-096; North Mountain Subregional Plan Area (Lubich)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The project is zoned A72 (General Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The facility will include up to forty-eight (48) panel antennas and four (4) microwave antennas mounted to a 60-foot high faux broadleaf tower with associated equipment for a total of four wireless carriers. The proposed faux broadleaf and associated equipment will be enclosed by a 6-foot high Concrete Masonry Unit (CMU) wall. The project will occupy 2,199 square-feet of the 257.76 acre parcel. The project is subject to the Environmentally Constrained Area (ECA) General Plan Regional Category and (20) General Agriculture Land Use Designation. The project site is located off of Highway 79 between Morretis Road and Mesa Grande Road in the North Mountain Subregional Plan Area.

7. **Black Gold Major Use Permit; P05-036; Lakeside Community Plan Area (Slovick)**

This is a request for a Major Use Permit to develop a 3.86 acre site with four buildings, consisting of a Cardlock fueling facility, warehouse, office building, car wash and eating and drinking establishment with a drive-through. The Cardlock fueling facility is a customer-based system that requires an account with Cardlock. The facility is not open to the public. Other project amenities include three detached fuel canopies, a car wash canopy, a parking canopy and one

freeway oriented sign. The project will be served by the Lakeside Sanitation District and Padre Dam Municipal Water District. The project is subject to the (13) General Commercial Land Use Designation and C36, General Commercial Use Regulations. The project site is located directly north of Olde Highway 80 between Pecan Park Lane West and Pecan Park Lane East in the Lakeside Community Plan Area within the unincorporated portion of San Diego County. A Tentative Parcel Map (TPM 20974) is also proposed as part of the project; however, the TPM is not a part of this approval. The decision on the TPM will be issued by the Director of Planning and Land Use pending the approval of the Major Use Permit.

8. North Jamul Wireless Telecom Facility; Major Use Permit P04-043; Jamul-Dulzura Community Plan Area (Chan)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 32-foot tall architectural tower addition to a single family residence to which twelve (12) panel antennas will be mounted inside. Associated equipment include one (1) control cabinet, two (2) air handler units, five (5) transceiver radios, one (1) telco backboard, one (1) battery, and one (1) cable rack. The associated equipments will be placed within a proposed equipment room that will be attached to the existing single family dwelling under a proposed decking. In addition, two (2) air condenser units will be placed within a five-foot tall CMU block wall. The project will occupy approximately 367 square-feet of the 7.81 acre parcel. The project is subject to the Regional Land Use Element Policy Rural Development Area (RDA) and General Plan Land Use Designation (18) Multiple Rural Use. It is zoned A72 (General Agricultural) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project is located at 15503 Lyons Valley Road within the Jamul-Dulzura Community Plan Area that is located in unincorporated San Diego County.

Administrative Agenda Items

G. Director's Report

- **Service First (Gibson)**
- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.

- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. Discussion of correspondence received by Planning Commission.**
- K. Scheduled Meetings.**

December 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.